

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

JAN 17 2019

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

JAN 18 2019

RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee 700.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec 319,
202 Randall E. Grapner Mercer County Auditor.

KS 1/18/2019
Deputy Aud. Date

SURVIVORSHIP DEED

Kole D. Highley, a married man, of Mercer County Ohio the Grantors, for valuable consideration paid, grant and convey with general warranty covenants to **Kevin M. Osterholt and Lauren A. Sanning**, for their joint lives, remainder to the survivor of them, the Grantees, whose current tax-mailing address is 301 Briarwood Drive, Coldwater, Ohio 45828, the following described premises:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Being Lot #1170 in the Selhorst 14th Addition to the incorporated Village of Coldwater, Ohio as shown on the recorded plat of said addition in Plat Book 11, Page 21, Recorder's Office, Mercer County, Ohio.

Said conveyance is subject to all the restrictions, conditions, and provisions shown on said plat and also in Miscellaneous Volume 6, Page 376, all in the Recorder's Office, Mercer County, Ohio, which are incorporated by reference, the same as if fully rewritten herein, and subject to zoning restrictions of the Village of Coldwater, Ohio.

Parcel # 05-157800.0000 Tax Map # 08-28-378-006

Prior Deed Reference: Instrument No. 201200002643 recorded 5/9/12 in the Recorder's Office of Mercer County, Ohio.

Grantees agree to be liable for and pay the real estate taxes and assessments due and payable commencing on the date of recording this document, and all thereafter.

Kole D. Highley and **Megan Highley**, his wife, Grantors, hereby grant and convey all the *Estate, Right, Title and Interest* of the said Grantors in and to said premises and release all rights and expectancy to dower rights to the said property; *To have and to hold* the same, with all the privileges and appurtenances thereunto belonging, to said Grantees, **Kevin M. Osterholt and Lauren A. Sanning**, do hereby *Covenant and Warranty* that the title so conveyed is *Clear, Free and Unencumbered*, and that they will *Defend* the same against all lawful claims of all persons whomsoever.

WITNESS WHEREOF, the said **Kole D. Highley and Megan Highley**, husband and wife, have hereunto set their hands on this 14th day of January, 2019.

Kole D. Highley
Kole D. Highley

Megan Highley
Megan Highley

State of Ohio)
)ss
County of Mercer)

BE IT REMEMBERED, that on this 14th day of January, 2019 before me the subscriber, a Notary Public in and for said county, personally came **Kole D. Highley and Megan Highley**, husband and wife, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.



RANDALL BRUNS
NOTARY PUBLIC • STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 1, 2021



Notary Public

This Instrument was prepared by: Matthew L. Gilmore Attorney at Law, Gilmore and Delzeith Co., LPA, 118 West Market Street, Celina, Ohio 45822. Tel: (419) 586-8120 Fax: (419) 586-7122, St. Henry Office, 642 E. Main Street, St. Henry, Ohio 45883. Tel: (419) 733-9110 without benefit of title search.